

October 28, 1982

MT. PLEASANT ASSOCIATES - I

AMENDMENT TO APPLICATION OF MT. PLEASANT ASSOCIATES - I
FOR APPROVAL OF A PROJECT UNDER GENERAL LAWS, CHAPTER
121A, AS AMENDED AND ST. 1960, c. 652

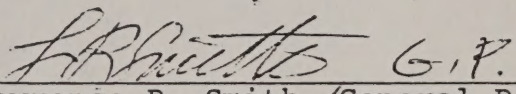
Reference is hereby made to an Application of Mt. Pleasant Associates - I for Approval of a Project under General Laws, Chapter 121A, as amended and St. 1960, Chapter 652, dated June 28, 1982, and approved by the Boston Redevelopment Authority (the "Authority") on August 5, 1982 (the "Application").

The Applicant hereby seeks authorization and approval of the Authority of an amendment to the Application and to the Authority's Report and Decision dated August 5, 1982 ("Report and Decision") by substituting Exhibit A attached hereto and made a part hereof for the Zoning Deviations adopted by the Board in the Report and Decision. The revisions are presented in order to make corrections and limited additions to the zoning deviations granted by the Authority and to conform the zoning deviations to the interpretation of the building department regarding ancillary or accessory parking for the Project.

The Applicant respectfully requests that the Authority find that the foregoing Amendment to the Application does not represent a fundamental change and does not require a public hearing, and thus the Authority adopt the foregoing Amendment to the Application and Report and Decision.

Executed this 21st day of October, 1982.

MT. PLEASANT ASSOCIATES - I

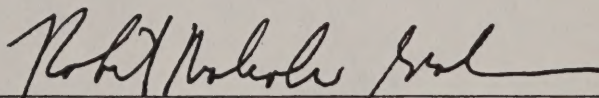
By  G.P.
Lawrence R. Smith, /General Partner

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

October 21, 1982

Then personally appeared the above-named Lawrence R. Smith, General Partner of Mt. Pleasant Associates, who, being duly sworn, made oath that to the best of his knowledge and belief the statements contained in the foregoing document are true, before me,


Notary Public

My Commission Expires: _____

ZONING DEVIATIONS

5, 9, 11, 15 Copeland Street; 2, 6 Waverly Street

(District H-1 and L-1)

Purpose:	Change occupancy from 44 to 61 dwelling units.
Sec. 8-7(8) Uses:	Conversion of dwelling structure for more families forbidden if less than 1/2 of the lot size and open space requirements are met.
Sec. 14-2 Lot Size:	Required 65,000 sq. ft. Proposed 21,315 sq. ft.
Sec. 15-1 Floor Area Ratio:	Maximum = 1.0 Proposed = 2.0
Sec. 17-1 Usable Open Space:	Required: 24,400 sq. ft. Proposed: 5,784 sq. ft.

31 Waverly Street

(District R-.8) ✓

Purpose:	To provide 20 off-street parking spaces for above described dwelling units. ✓
Sec. 18-1 Front Yard:	Required: 25 feet Provided: Approximately 10 feet
Sec. 19-1 Side Yard:	Required: 10 feet Provided: 2.5 feet
Sec. 20-1 Rear Yard:	Required: 40 feet Provided: 19 feet
Sec. 8-7(58) Use:	Parking lot is a forbidden use unless the parking lot abuts or is across the street from an L, B, M, I or W district and is operated by an establishment in such district exclusively for the

parking of motor vehicles (other than trucks) of, and without charge to, its employees, customers and guests; and provided further, that no vehicle is parked in the front yard required or within a distance equal to the side of the yard required from any side or rear lot line adjoining a lot in an S, R or H district, that all lighting is so arranged as to shine downward and away from streets and adjoining lots, and that the parking lot is adequately screened from all streets and adjoining lots. This lot does not meet the foregoing requirements.

Sec. 23-8 Location of Off-Street Parking:

Location of off-street parking on another lot requires Board of Appeal approval; parking facility is more than 400 feet from some of the dwellings to which it is ancillary.

5, 7, 9, 11 Intervale Street

(District H-1)

Purpose:

Convert structure from 12 to 23 dwelling units.

Sec. 8-7(8) Uses:

Conversion for more dwelling units is forbidden if less than 1/2 of the requirements for lot size and open space are met.

Sec. 14-2 Lot Size Per Additional Dwelling Unit:

Required: 1,000 sq. ft. for total
lot size of 27,000 sq. ft.
Provided: 8,855 sq. ft.

Sec. 17-1 Usable Open Space: Required: 400 sq. ft. per dwelling unit or 9,200 sq. ft.
Provided: 110 sq. ft. per dwelling unit or 2,531 sq. ft.

Sec. 23-1 Off-Street Parking: Required: 10 parking spaces
Provided: 7 parking spaces.

21. Intervale Street

(District H-1)✓

Purpose:

To provide 7 off-street parking spaces for dwelling units located at 5, 7, 9 and 11 Intervale Street

Sec. 8-7(58) Use:

Parking lot is a forbidden use unless the parking lot is operated exclusively for the parking of motor vehicles (other than trucks) of persons living in the neighborhood; and provided further, that no vehicle is parked in the front yard required or within a distance equal to the side yard required from any side or rear lot line adjoining a lot in a S, R or H district, that all lighting is so arranged as to shine downward and away from streets and adjoining lots and that the parking lot is adequately screened from all streets and adjoining lots.

Sec. 18-1 Front Yard: Required: 25 feet
Provided: Approximately 7 feet

Sec. 20-1 Rear Yard: Required: 30 feet
Provided: 0 feet

Sec. 23-8 Location of Off-Street Parking:

Location of off-street parking on another lot requires Board of Appeal approval.

Sec. 23-9 Design:

Required: Parking spaces must be not less than 8.5 ft. wide and 20 ft. long

Provided: Spaces are 8 ft. wide and 18 ft. long

near J lot - acc p^t 8 spaces
62, 64, 66, 68 Brunswick Street

(Districts H-1 and L-1)

Purpose:

Convert structure from 6 to 14 dwelling units and provide accessory parking for said dwelling units.

Sec. 8-7(8) Use:

Conversion of dwelling structure for more families is forbidden if less than 1/2 of the requirements for lot size and open space are met.

Sec. 10-1 Accessory Uses:

Accessory parking in a residential district cannot occupy any portion of required front yard.

Sec. 14-2 Lot Size Per Additional Dwelling Unit:

Required: 1,000 sq. ft. per additional dwelling for lot size of 18,000 sq. ft.

Provided: 732 sq. ft. for a total lot size of 11,520

Sec. 17-1 Usable Open Space:

Required: 5,600 sq. ft.

Provided: 2,100 sq. ft.

Sec. 18-1 Front Yard:

Required: 25 feet

Provided: Approximately 17 feet

Sec. 20-1 Rear Yard:

Required: 20 feet

Provided: Approximately 5 feet

M E M O R A N D U M

October 28, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: FIRST AMENDMENT TO CHAPTER 121A APPLICATION
OF MT. PLEASANT ASSOCIATES TO REFINE ZONING
DEVIATIONS

On August 5, 1982, the Authority adopted a Report and Decision approving the Chapter 121A Application of Mt. Pleasant Associates. The project consists of the rehabilitation of 98 dwelling units for low and moderate income tenants, located on Waverly, Intervale, and Brunswick Streets, Roxbury.

The Applicant now seeks to amend its Application by substituting the attached new Exhibit A, "Zoning Deviations", for the original exhibit. The purpose of the amendment is to make certain non-substantive changes required by the Boston Building Department, and to permit additional minor deviations which were previously omitted by error.

As required by the Building Department, the project's parking areas must be treated as "off street" rather than "accessory" parking. The amendment is a rewording of the deviations granted by the Authority in order to correct this terminology.

The additional required deviations are to permit reduced front and side yards on Brunswick Street, to permit 8 additional parking spaces on the vacant portion of the Brunswick Street lot, and to permit 7 of the parking spaces on Intervale Street to be at a scale of 8 X 18 feet, rather than 8.5 X 20.

The Chief General Counsel advised that this Amendment does not represent a fundamental change and does not require a further public hearing.

An appropriate vote follows:

VOTED: That the document presented at this meeting, entitled "Amendment to Application of Mt. Pleasant Associates-I For Approval of a Project Under General Laws, Chapter 121A, As Amended And ST. 1960, c. 652", be and hereby is approved and adopted.

